



Ashdene
Llangan, Vale of Glamorgan, CF35 5DW

Watts
& Morgan



Ashdene

Llangan, Vale of Glamorgan, CF35 5DW

£750,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Enjoying commanding location with superb southerly views over open fields, Ashdene has been comprehensively modernised and re-configured. The accommodation throughout is move-in ready with the spacious accommodation including: living room, kitchen and dining area with doors opening to patio area to enjoy the views. Also ground floor cloakroom and sizeable integral garage incorporating laundry area. To the first floor: largest bedroom with contemporary en suite shower room, 3 further double bedrooms and stylish family bathroom. Driveway parking; integral garage. South facing garden to rear featuring flagstone paved seating area, a raised deck and lawn all enjoying a great aspect looking out over open fields and farmland.

EPC rating: E

Directions

Cowbridge Town Centre – 3.8 miles

Cardiff City Centre – 16.5 miles

M4 Motorway, J35 Pencoed – 4 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

Ashdene is a 4 bedroom detached home, understood to have been built originally in the 1960s/1970s. It has been comprehensively modernised and reconfigured by the current owners and now offers deceptively spacious accommodation. The views to the rear of the property are absolutely outstanding, enjoying a southerly aspect looking out over open fields and farmland. An entrance porch opens into a ground floor hallway with luxury vinyl tiling extending throughout the ground floor; a staircase leads to the first floor. The family lounge is a dual aspect room with a broad window to the front elevation and sliding doors to the rear, opening to a timber deck from which to enjoy the fine views. This generous room has, as a focal feature, a built-in media wall with integral fire beneath an opening for a TV and flanked by open shelving. The kitchen/dining space is a wonderfully light area, again to the rear of the property with the respective sections both having doors looking out over, and opening onto, the rear garden and over farmland beyond. There is ample room for a family sized dining table while the kitchen incorporates an excellent range of modern units and matching central island with composite work surfaces surrounding sink. Appliances, where fitted, are to remain and include: hob, electric oven, microwave/oven combi with warming drawer, dishwasher, wine cooler and fully integrated fridge and freezer. A door from the kitchen area leads into the integral garage.

To the first floor the landing area has doors leading to all 4 double bedrooms and to the family bathroom. The largest, principal bedroom is an especially generous double with its own contemporary en suite shower room with walk-in shower. The three other double bedrooms all share use of the stylish family bathroom.

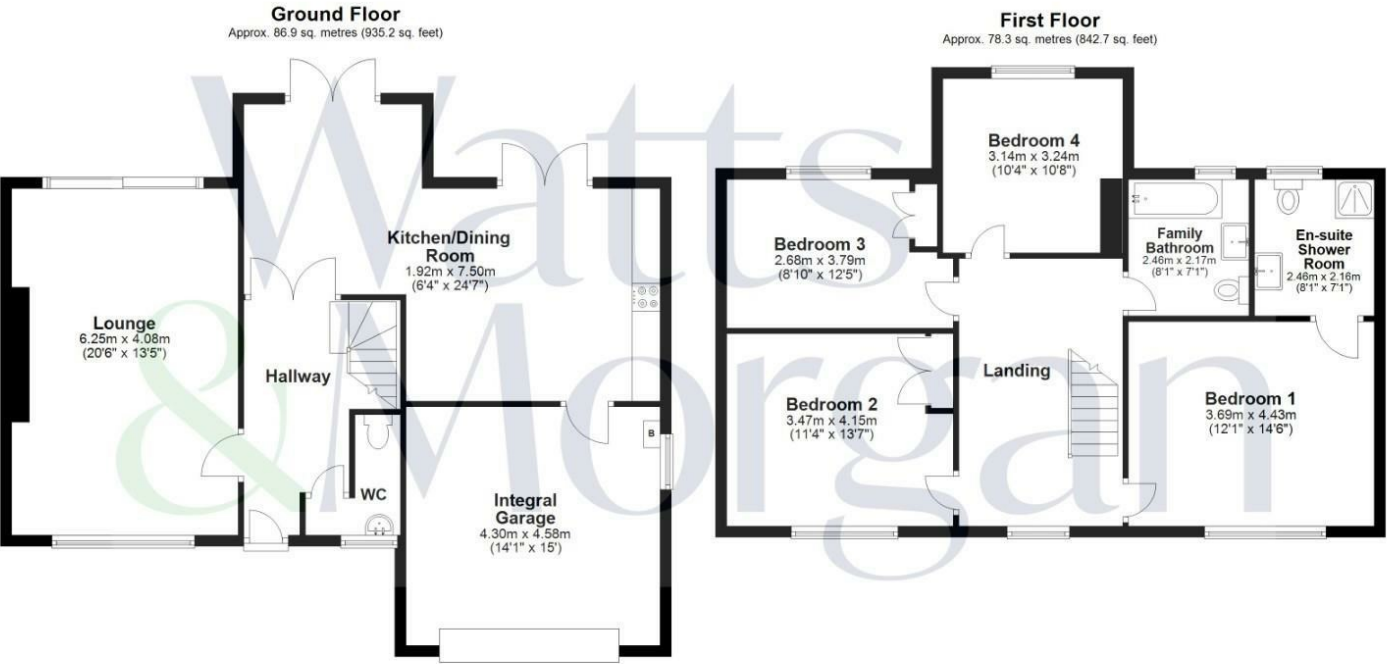


Additional information

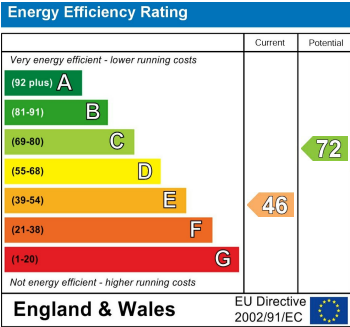
Freehold. Mains electric, water and sewerage connected. Oil-fired central heating. Council tax: Band G.

Garden & Grounds

From the lane running through the village, a drop-down kerb leads onto a block paved driveway parking area fronting Ashdene. This paving skirts past an area of lawn and leads, in turn, to a covered porch and the principal entrance doorway. An electric sectional door leads into the integral garage while a path, to one side, runs through a gated entrance into the rear garden. To the rear of the property is a great garden space from which to enjoy the quite amazing open southerly views. A flagstone-paved seating area is accessed from the kitchen with a larger timber decked seating area accessible from the family lounge. This, in turn, leads onto an area of lawn running the width of the plot up to the rear boundary fencing with hedging and farmland beyond. The integral garage has space/plumbing for a washing machine and dryer.



Total area: approx. 165.2 sq. metres (1777.9 sq. feet)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**